



Babergh District Council
 Endeavour House, 8 Russell Road,
 Ipswich, IP1 2BX
 Tel: 0300 1234000 option 5

*Making the area a
 better place to live and
 work for everyone*

Email: planning@baberghmidsuffolk.gov.uk

Householder Application for Planning Permission for works or extension to a dwelling; Listed Building Consent for alterations, extension or demolition of a listed building

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas Act) 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Dillacks Farm

Address Line 1

Colchester Road

Address Line 2

Address Line 3

Suffolk

Town/city

Assington

Postcode

CO10 5LT

Description of site location must be completed if postcode is not known:

Easting (x)

594324

Northing (y)

238113

Description

Applicant Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Agent Details

Name/Company

Title

mr

First name

Les

Surname

Edwards

Company Name

Optimum Architecture Ltd

Address

Address line 1

Nags Corner

Address line 2

Nayland

Address line 3

Town/City

Nr Colchester

County

Country

Postcode

CO6 4LT

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of Proposed Works

Please describe the proposed works

Proposed conversion of the existing cartlodge and outbuilding to an annexe and installation of 2No. ground solar array panels

Has the work already been started without consent?

- Yes
 No

Listed Building Grading

What is the grading of the listed building (as stated in the list of Buildings of Special Architectural or Historical Interest)?

- Don't know
 Grade I
 Grade II*
 Grade II

Is it an ecclesiastical building?

- Don't know
 Yes
 No

Immunity from Listing

Has a Certificate of Immunity from Listing been sought in respect of this building?

- Yes
 No

Demolition of Listed Building

Demolition of Listed Building

Does the proposal include the partial or total demolition of a listed building?

- Yes
 No

Listed Building Alterations

Do the proposed works include alterations to a listed building?

- Yes
 No

If Yes, do the proposed works include

a) works to the interior of the building?

- Yes
 No

b) works to the exterior of the building?

- Yes
 No

c) works to any structure or object fixed to the property (or buildings within its curtilage) internally or externally?

- Yes
 No

d) stripping out of any internal wall, ceiling or floor finishes (e.g. plaster, floorboards)?

- Yes
 No

If the answer to any of these questions is Yes, please provide plans, drawings and photographs sufficient to identify the location, extent and character of the items to be removed. Also include the proposal for their replacement, including any new means of structural support, and state references for the plan(s)/drawing(s).

Drawing 1264-02-05B Proposals, Drawing 1264-02-06B Block Plan, Heritage Design and Access Statement 1264-02-HDAS

Materials

Does the proposed development require any materials to be used?

- Yes
 No

Please provide a description of existing and proposed materials and finishes to be used (including type, colour and name for each material) demolition excluded

Type:

Roof covering

Existing materials and finishes:

clay plain tile and profiled sheet metal roofing

Proposed materials and finishes:

clay plain tiles

Type:

External walls

Existing materials and finishes:

Red facing brick

Proposed materials and finishes:

Red facing brick walls to be thermally upgraded with a breathable insulation finished with lime plaster

Type:

Windows

Existing materials and finishes:

dark stained timber casement windows

Proposed materials and finishes:

replacement coloured timber flush casement windows

Type:

External doors

Existing materials and finishes:

painted timber boarded door

Proposed materials and finishes:

coloured timber boarded door (semi-glazed)

Type:

Ceilings

Existing materials and finishes:

lath and plaster to workshop store

Proposed materials and finishes:

Existing lath and plaster ceiling made good with lath and lime plaster to match existing flat ceiling over the whole of the proposed bedroom. The vaulted ceiling has a lime plaster on insulation board

Type:

Floors

Existing materials and finishes:

brick and screed to workshop and store soil to cartlodge

Proposed materials and finishes:

Proposed bedrooms and bathroom floor are to be thermally upgraded. The existing floor bricks will be reused to corridor area and laid to the same level as the existing bricks. The proposed kitchen and sitting room area has a new floor.

Type:

Internal doors

Existing materials and finishes:

timber ledged and boarded door in the workshop (part of the historic partition)

Proposed materials and finishes:

The timber ledged and boarded door to the proposed bedroom will be refurbished and re-hung into the bedroom. The other internal doors will be oak ledged and boarded doors.

Type:

Rainwater goods

Existing materials and finishes:

upvc rainwater goods

Proposed materials and finishes:

Powder coated aluminium rainwater goods

Type:

Internal walls

Existing materials and finishes:

The existing partition wall between the workshop and store is historic fabric and comprises timber studs and plates

Proposed materials and finishes:

The existing partition wall between the proposed bedroom and bathroom will be made good with like for like repairs and finished with lime plaster. The other new partitions will be traditional timber studs with plasterboard and skim finish

Are you supplying additional information on submitted plans, drawings or a design and access statement?

Yes

No

If Yes, please state references for the plans, drawings and/or design and access statement

Drawing 1264-02-05B Proposals, Drawing 1264-02-06B Block Plan, Heritage Design and Access Statement 1264-02-HDAS

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway?

Yes

No

Is a new or altered pedestrian access proposed to or from the public highway?

Yes

No

Do the proposals require any diversions, extinguishment and/or creation of public rights of way?

Yes

No

Parking

Will the proposed works affect existing car parking arrangements?

Yes

No

Trees and Hedges

Are there any trees or hedges on the property or on adjoining properties which are within falling distance of the proposed development?

Yes

No

Will any trees or hedges need to be removed or pruned in order to carry out your proposal?

Yes

No

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

Yes

No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

The agent

The applicant

Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

Yes

No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

First Name

Surname

Reference

Date (must be pre-application submission)

Details of the pre-application advice received

A structural report on the existing timber frame condition, and to include the internal partition wall and plastered ceiling.
Existing window replacement considered appropriate including new small window to the bedroom on the west elevation.
A smaller, single rooflight to the east elevation would be more appropriate than 2 of them. It will need justification that its need in the design outweighs the potential harm of the addition to the significance of the asset.
The use of plain tiles to the roof of the entire building would be considered appropriate.
The large glazing panels to the proposed sitting room and kitchen should be set back from the existing posts to help give the impression of an open fronted space.
The proposed raising of the existing external door to the workshop store on the north elevation was opposed and it is recommended that the sill of the door was lowered if more height was needed.

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- Yes
- No

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 & Regulation 6 - Planning (Listed Buildings and Conservation Areas) Regulations 1990

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of **all** the land to which this application relates; **and** has the applicant been the sole owner for more than 21 days?

- Yes
- No

Is any of the land to which the application relates part of an Agricultural Holding?

- Yes
- No

Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

* 'owner' is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** 'agricultural holding' has the meaning given by reference to the definition of 'agricultural tenant' in section 65(8) of the Act.

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person Role

The Applicant

The Agent

Title

Mr

First Name

Les

Surname

Edwards

Declaration Date

28/11/2023

Declaration made

Declaration

I/We hereby apply for Householder planning & listed building consent as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

I / We agree to the outlined declaration

Signed

Les Edwards

Date

2023/11/29